093.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,500 / 628,500
					USE VALUE:	628,500 / 628,500
					ASSESSED:	628,500 / 628,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILUSZ REBECCA
Owner 2:	RULE SCOTT
Owner 3:	
Street 1:	79 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER SUSAN J -
Owner 2:	-
Street 1:	79 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4454.000	241,000		387,500	628,500
Total Card	0.102	241,000		387,500	628,500
Total Parcel	0.102	241,000		387,500	628,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.87 | /Parcel: 464.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 61015

GIS Ref

GIS Ref

Insp Date 08/20/18

!7675!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,000	0	4,454.	387,500	628,500		Year end	12/23/2021
2021	101	FV	233,900	0	4,454.	387,500	621,400		Year End Roll	12/10/2020
2020	101	FV	233,900	0	4,454.	387,500	621,400	621,400	Year End Roll	12/18/2019
2019	101	FV	195,900	0	4,454.	393,100	589,000	589,000	Year End Roll	1/3/2019
2018	101	FV	195,900	0	4,454.	293,400	489,300	489,300	Year End Roll	12/20/2017
2017	101	FV	195,900	0	4,454.	265,700	461,600	461,600	Year End Roll	1/3/2017
2016	101	FV	195,900	0	4,454.	254,700	450,600	450,600	Year End	1/4/2016
2015	101	FV	184,800	0	4,454.	215,900	400,700	400,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:58:57

LAST REV

Date	Time
08/02/21	08:27:47
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7675

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER SUSAN J,	77199-389	1	3/11/2021		708,000	No	No		
	21505-465		10/1/1991		149,000	No	No		Y

USER DEFINED

Prior Id # 1:	61015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
8/20/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	189	PATRIOT
4/7/2000	Inspected	264	PATRIOT
1/28/2000	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4454		Sq. Ft.	Site		0	70.	1.24	5									387,533						387,500	

Total AC/HA:	0.10225	Total SF/SM:	4454	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,533	Spl Credit		Total:	387,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349317
Depreciation:	108288
Depreciated Total:	241029

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

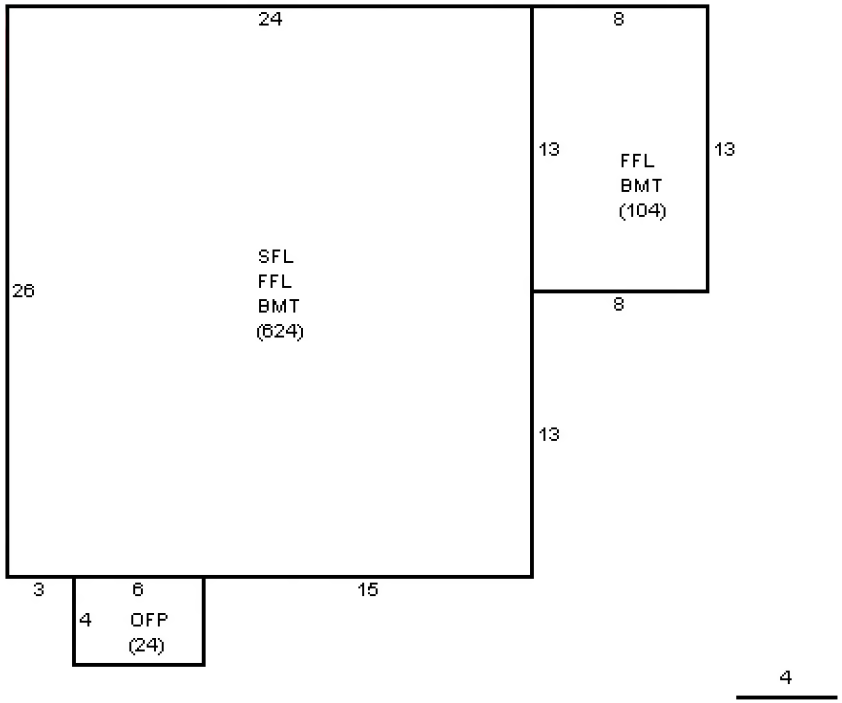
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	114.54
Final Total:	241000	Val/Su SzAd	178.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	53.580	39,007
FFL	First Floor	728	178.610	130,025
SFL	Second Floor	624	178.610	111,450
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,104			Total:	281,517
Size Ad	1352	Gross Area	2104	FinArea	1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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